CATLETT VILLAGE SERVICE DISTRICT

Background

The Village of Catlett is located on Route 28, (See Exhibit 6) about three miles from the Prince William County line and two and a half miles east of the Village of Calverton. Catlett was named for John Catlett, who took out the first land grant near there in 1715. The name of the village was changed in 1853 from Colvin's Station (after the Colvin family). The railroad was built in 1852 as the Orange & Alexandria, later to become the Virginia Midland and then the Southern Railroad. Much of historic Catlett is wedged between Old Catlett Road and the Southern Railroad, and along Rt. 28, Elk Run and Dumfries Roads. The community has been an integral part of the local economic base featured by farms focused on dairy, cattle and other associated agricultural product production, which have been keys to the County's economy.

Catlett has an established history, development scale and community character, which residents wish to incorporate into their village planning documents. New business and residential subdivisions and "in-fill" development need to build upon the historic neighborhood patterns, architecture and pedestrian scales that exemplify the existing village character which residents want to preserve. Examples of some of the prominent historic sites, buildings and landmarks, which illustrate the key elements as the community building blocks include the following:

a. Route 28 Cedar Run Bridge, including Civil War Historic Marker. (See Exhibit 1)
b. Old Catlett Road: Oak Shade Baptist Church and Cemetery & Neighborhood. (See Exhibit 2)
c. Dumfries Road Neighborhood & the Trinity United Methodist Church. (See Exhibit 5)
d. Core Business Areas:
   - Elk Run Road: Wright's Manufacturing and Golden Rule Travel Company. (See Exhibit 4)
   - Rt. 28: Post Office, Fauquier Bank, Food Rite & Other Businesses
e. Cedar Run Volunteer Rescue Squad & Catlett Volunteer Fire Company No. 7. (See Exhibit 3)

Growth Patterns and Historic Resources

1. Existing Characteristics.

a. Population.
   The Village of Catlett in 1990 had 152 residents, and in 2000 has an estimated population of 344.

b. Constraints.
   Catlett's growth over the past 30 years has been exceptionally limited; the principal constraining factor has been local soils, which are not conducive to conventional septic and drainfield designs. Exhibit 7 illustrates the constraining

soil conditions. The community has had a historic and continuing problem with failing drainfields for homes and businesses, as experienced by neighboring Calverton. Both communities have been the subjects of several environmental and engineering studies to solve the established problem. A cost effective solution public sewer collection and treatment system needs to be designed, funded and constructed.

Catlett is served by public water through the Fauquier County Water & Sanitation Authority (WSA). The treated well water is piped to and stored at a water tower on Dumfries Road. The public water system serves 63 residential and business customers, and has a capacity of 60,000 gallons per day.

c. Previous Plans.
Catlett's build-out population in the 1994 Comprehensive Plan is an estimated 3,900 - 5,200 residents, along with 86 ± acres reserved for commercial uses and 143 ± acres for industrial uses. The service district boundaries cover an area totaling approximately 800 acres.

2. Historic Resources.

Catlett has the typical rural village core, which was located close to the railroad depot for supplies, and is further served by radiating roads linking the community with area farms along Rt. 28, Dumfries Road and Elk Run Road. While the businesses located along Elk Run Road are close to the road and rail lines, Catlett's neighborhoods are generally centered around local churches; for example, Oak Shade Baptist Church and Trinity United Methodist Church. Local residents are strongly committed to this village style-people friendly scale, with modest business development and services for the surrounding rural area and travelers using Rt. 28.

A Historic Resources Survey Update is being completed for the County through the Virginia Department of Historic Resources. This survey is focused on the villages and settlements, including Catlett. The survey supplemented previous information, with special attention placed on structures constructed prior to 1950. As stated previously, this village community has a concentrated area of vernacular historic buildings, which have architectural integrity and have not been diminished or compromised by the intrusion of new development. The village also was a site of Civil War skirmishes with General J.E.B. Stuart's forces destroying a supply train of General John Pope in 1862, and a variety of comparable railroad interdictions conducted by Col. John S. Mosby.

The Historic Zone generally depicted in Exhibit 8 has a portion, which may qualify for nomination to the National Historic Register and the Virginia Sites of Significance. Preliminary information forms have been completed indicating the area, which qualifies for Historic District classification. Additional work would need to be completed to have these nominations completed and the specific groupings of buildings placed on those specific registers. If placed on a Historic Register as a District, these properties

would not be subject to additional regulatory constraints. However, the buildings would qualify for a variety of tax incentives for renovations.

Implementation Strategies:

- Encourage the community and organizations to complete the final forms to qualify the designated district for inclusion in both National and State Registers;
- Designate a larger Historic Area delineation which encourages "infill" residential and business development to be designed consistent with the lotting, as well as the architectural form and character of this core portion of the village.
- Integrate bike path design for any future Rt. 28 and village street improvements with walking tours related to these historic properties, the Civil War and the business community.
- Actively work with the Virginia Department of Transportation to assure that future Rt. 28 improvements planned through time do not negatively impact community historic resources and the village character of Catlett.
- Include Catlett and the Historic Zone in County economic and tourism marketing efforts.

Village Land Use Plan & Phasing

1. Village Vision.

   The Citizen Planning Committee developed the following description for the ideal future for Village of Catlett in the Year 2050:

- Catlett shall remain a good place for people to live and work. It will be a place with a strong sense of community and a distinct visual identity; a clean village in which its citizens take great pride. It will be a place with greater job opportunities and more people, but will retain its essential village character.

- The historic section of Catlett will retain the existing historic structures, and will have tree lined streets, a rail station with commuter rail service, convenient access to a park and ride lot, and small shops and restaurants. The core of the village will be pedestrian friendly, with commercial development that reinforces the mix of uses and pleasant pedestrian environment.

- The village will have a mix of residential types, including apartments, townhouses and single family dwellings, all with convenient pedestrian linkages to the commercial areas. It will have school(s), churches, public recreation facilities, a medical complex, open space, a doctor's office, paved streets and sidewalks, and a local park, all linked to other each other and other parts of the village by hiking and bike trails.

- Clean, flex-industrial uses will provide a strong employment base for the village. However, Catlett is not intended to be in competition with Midland, which is scheduled to be a predominantly non-residential community.

- Agriculture will remain a major land use and side roads and wide shoulders on main roads will provide for safe movement of farm equipment.

- Route 28 may be a four-lane boulevard in the long-term future along its current alignment, with commercial uses developed in convenient and well designed clusters, with safe and pleasant pedestrian connections to other parts of the village.

- Water service will be available throughout the defined service district of the village, with public sewer service phased to discrete areas.

2. Land Use Planning and Phasing.

a. Land Use Plan.

Map 6.6A represents the Land Use Plan for the Village of Catlett. The core of the community is located at the intersection of Route 28, Dumfries and Elk Run Roads. Here the residential and commercial uses will be mixed in a way consistent with the historic development patterns of streets interconnected in a grid layout. Residential development in this area would represent approximately 60 percent of the acreage in gross densities ranging from 1-3 dwelling units per acre. In the core area of mixed uses, apartments above commercial properties and townhouses are encouraged in the long-term development of Catlett, including a commuter rail/VRE stop. Additional commercial along Route 28 is encouraged in the area where the existing grocery store, bank and gas/convenience mart are already located, while a modest industrial area for flex-industrial and warehousing is designated east of the Southern Railroad on Elk Run Road.

With Cedar Run and the extensive floodplain areas surrounding the Village of Catlett, it is recommended that this resource become an established open space with park development linked to the neighborhoods with paths. Map 6.6B presents one illustration of how this community could look as it matures.

Tables 6.9A and 6.9B present a land use summary for all categories, as well as the projected number of residential dwellings and residents.

b. Plan Phasing.

The plan outlined in this section is based upon the implementation of a cost effective public sewer system. If such a system, or related public sewer alternative, as generally outlined in this plan element is not implemented, then the

proposed land use design for the village needs to altered significantly, and the Village Service District status removed.

Catlett, Calverton and Midland lie within the Occoquan Watershed, and are subject to the Occoquan Policy (VR680-11-05). This policy severely limits the ability of these service districts to solve the problem of failing on-site drainfields through the construction of any new community based, direct discharge wastewater treatment facility. However, the regional policy does allow non-discharge wastewater treatment system options. In a 1998 survey, Catlett had over 110 homes with septic tank/drainfield systems and Calverton 91, and approximately 56 and 46 systems were failing in Catlett and Calverton respectively.

Past engineering assessments have developed more expensive solutions, which focused on the villages of Catlett, Calverton and Midland. As a result of the identified expense of past alternatives, the Board of Supervisors has not resolved how to correct the sewage problem within this community. The non-discharge, small diameter collection, treatment and spray irrigation option for both Catlett and Calverton may be the technical alternative to resolve this dilemma. The reasons were complex for the cost, but centered on the following factors:

- No proposed facility discharge allowed due to established Occoquan Watershed Policy;
- Low residential densities and the clustering of homes are separated;
- Distance between the Village Service Districts of Catlett, Calverton and Midland for shared system solutions, or long distant trunk line connection with the Remington wastewater treatment plant;
- Poor soil conditions for conventional systems or those using spray irrigation and other non-traditional methods of effluent disposal; and
- No existing sewer infrastructure in these villages.

One wastewater treatment system being considered, for example, uses individual septic tanks at homes and businesses, transmits sewerage via a small diameter pipe collection system to a treatment point, where effluent is stored in a lagoon and then disposed through a spray irrigation system. Rather than a trunk line connection to the Remington wastewater treatment facility and its associated costs, this option appears to allow smaller community solutions at a lower cost. More assessment is required; however, such an option appears for Catlett and Calverton appears to:

- Offer a solution for small village environments with failing drainfields;
- Allow homeowners to use their properly functioning septic systems;
- Enable better water quality maintenance in the Occoquan Watershed by eliminating the cumulative contamination generated by failing drainfield systems;
- Return treated water resources to the watershed from which it was used;
- Offer a cost effective treatment alternative for rural communities with low densities;

- Be a flexible option which is appropriate for varying site conditions and ecologically sensitive areas; and
- Provide a method to restrict development consistent to a village scale and environment.

The Phase I-Sewer Service Area as delineated in Map 6.6C marks the location where public sewer service is planned for connection to existing homes and businesses with failing drainfields, with capacity for limited residential and commercial growth. Total planned Phase I capacity for Catlett and Calverton is approximately 75,000 gallons/day (gpd), with approximately 37,500 gallons/day allocated to both communities, and no further modular system expansion is expected until after 2010 or later, depending on "infill" connections. The system could be expanded by 75,000 gallons/day, for a total of 150,000 gallons/day in a second phase. This Phase II would only begin once existing failing drainfields were remedied Phase II and any subsequent facility and collection system expansion, if any, would need to be funded by future development consistent with the Village Service District Plan.

Due to design, permitting, construction and funding considerations, the Phase 1 sewer infrastructure is expected to take up to three years to become operational. No connections would be allowed outside the Phase 1 area unless there was an established drainfield failure of an existing home. Any change of phasing or expansion of service area would require an amendment to the Comprehensive Plan.

Map 6.6C1, termed PHASE 3 SEWER SERVICE, identifies the location of the proposed treated effluent disposal site, which is shown in cross-hatching and marked as B. The areas marked as A, B and C form one parcel, with A outside, and C within the Service District. The map also shows a portion of Phase 1, and thus reveals that this parcel is not scheduled for sewer service in Phase 1. Following completion of Phase I, and subject to no net increase in development intensity A and C may be the object of a petition, through the Comprehensive Planning process, to add capacity to the planned wastewater treatment facility, for the internal transfer of density consistent with applicable land development regulations. The application would need to demonstrate that adequate additional capacity existed at the disposal site for the proposed development.

TABLE 6.9A :
Catlett Service District - Existing and Planned Land Use by Acre

Land Use Category	Total Acres	Cumulative Dwelling Unit Totals: Existing [2001]	Phase 1 [To 2010]	Phase 2 [To 2020]
LDR [1-3 Du's/Acre]	534.6	111	139	278
Retail/Employment		14	17	34
• **Mixed – Use**	71.1			
• **OFFICE**	111.0			
• **Highway Commercial**	15.2			
• **Light / Flex Industrial**	37.1			
TOTALS	769.0	125	156	312

* assumes 1.0 d. u. per gross acre (approximately same as existing)
** assumes 2.0 d. u. per gross acre
*** LDR=Low Density Residential

TABLE 6.9B:
Catlett Service District - Population Forecasts and Service District Capacity

Phase	Cumulative Population Forecast	Cumulative Dwelling Unit Forecast*	Cumulative Wastewater Forecast (gpd)
2000	321	111	30,375 gpd
Phase 1 [To 2010]	402	139	40,500 gpd
Phase 2 [To 2020]	902	312	81,000 gpd

*assumptions:

- average of 2.89 persons per dwelling
- initial phase of ±40,500 gallons per day (gpd) of wastewater treatment capacity ultimate wastewater treatment capacity totals ±81,000 gpd for Catlett